057.0	0002	0011.0	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,696,600 / 1,696,600
					USE VALUE:	1,696,600 / 1,696,600
					ASSESSED:	1,696,600 / 1,696,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		RYDER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ABCJ LAND LLC
Owner 2:	
Owner 3:	
Street 1:	438 MASSACHUSETTS AVE
Street 2:	SUITE 127
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LALICATA REALTY LLC -
Owner 2:	-
Street 1:	15 RYDER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 1.049 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1946, having primarily Conc. Block Exterior and 5600 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	45687.000	280,300		1,416,300	1,696,600
Total Card	1.049	280,300		1,416,300	1,696,600
Total Parcel	1.049	280,300		1,416,300	1,696,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 302.96 /Parcel: 302.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 37748
GIS Ref:
GIS Ref:
Insp Date: 02/17/09

!4876!

PREVIOUS ASSESSMENT

Parcel ID: 057.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	316	FV	280,300	0	45,687.	1,416,300	1,696,600		Year end	12/23/2021
2021	316	FV	280,300	0	45,687.	1,393,500	1,673,800		Year End Roll	12/10/2020
2020	316	FV	280,300	0	45,687.	1,370,600	1,650,900	1,650,900	Year End Roll	12/18/2019
2019	316	FV	252,400	0	45,687.	1,279,200	1,531,600	1,531,600	Year End Roll	1/3/2019
2018	316	FV	252,400	0	45,687.	1,142,200	1,394,600	1,394,600	Year End Roll	12/20/2017
2017	316	FV	252,400	0	45,687.	1,005,100	1,257,500	1,257,500	Year End Roll	1/3/2017
2016	316	FV	252,400	0	45,687.	753,800	1,006,200	1,006,200	Year End	1/4/2016
2015	316	FV	230,300	0	45,687.	685,300	915,600	915,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:17:42

LAST REV

Date	Time
11/18/21	12:27:48
jorourke	
4876	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LALICATA REALTY	78808-3	1	9/29/2021		4,514,520	No	No		
YUKON REALTY LL	50174-520		10/1/2007	Change>Sale	1,350,000	No	No		SUBDIVISION PLAN DATED 9/6/2007
ARLINGTON CENTE	37850-613		1/30/2003	Intra-Corp	1	No	No		
	18759-454		12/1/1987		885,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2009	24	Manual	215,000					
2/1/2006	69	Re-Roof	16,000			G7	GR FY07	INSTALL RUBBER ROO
8/25/2004	798	Manual	2,000					cut 2 new windows

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2021	SQ Returned	JO	Jenny O
11/10/2021	SQ Mailed	MM	Mary M
7/1/2019	I & E Return	JO	Jenny O
2/21/2017	I & E Return	EMK	Ellen K
4/1/2016	I & E Return	MM	Mary M
2/17/2009	Meas/Inspect	197	PATRIOT
1/6/2005	OWNR INFO	BR	B Rossignol
7/7/2004	OWNR INFO	BR	B Rossignol
11/9/2000	Hearing N/C		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	37748
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		45687		Sq. Ft.	Site		0	31.	1.00	CA									1,416,297						1,416,300	

Total AC/HA:	1.04883	Total SF/SM:	45687	Parcel LUC:	316	Comm. Whs.	Prime NB Desc	COMM AVG	Total:	1,416,297	Spl Credit		Total:	1,416,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	20		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	2 - Softwood	20	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	32.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	32	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	1.07631874
Adj $ / SQ:	59.413
Other Features:	11605
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412210
Depreciation:	131907
Depreciated Total:	280303

COMMENTS

OUT OF THE WOODS CONSTRUCTION.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L		O
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	0		BRs:	0		Baths:			HB	2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

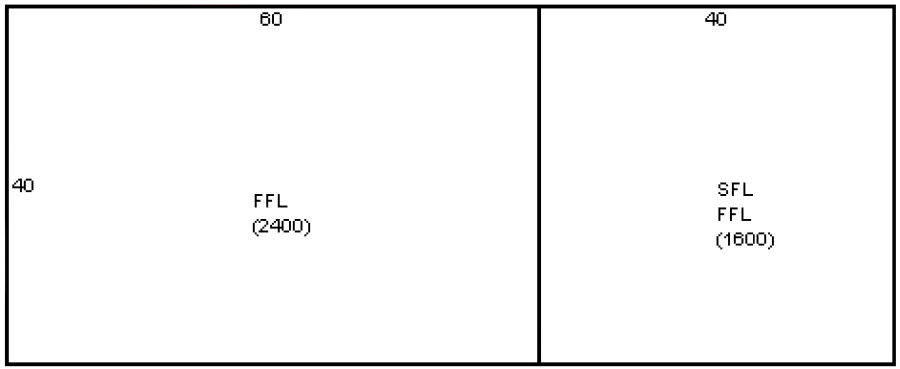
No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	65.35
Special Features:	0	Val/Su Net:	50.05
Final Total:	280300	Val/Su SzAd	50.05

SKETCH



11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,000	59.410	237,651
SFL	Second Floor	1,600	78.420	125,480
	Net Sketched Area:	5,600	Total:	363,131
Size Ad	5600	Gross Area	5600	FinArea 5600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	OFC	100	G	0

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: